

Vision 2020 Plan: LandUseandHousing

Vision 2020 Goals:

- Through the efforts of the City, community organizations, property and business owners, residents, developers, and other interested parties, Linden Ave. N. from 130th to 145th will be developed to include wide, promenade style sidewalks, the Interurban **Greenway** Trail, new housing and small retail establishments, and a recreational and garden area surrounding the Bitter Lake Reservoir.
- Good pedestrian access with benches, trees and other landscaping, and signature light fixtures **will** link the Broadview Library and multifamily residential and institutional uses on Greenwood Ave. N. to the playground at Broadview Thomson Elementary, to Bitter Lake Park and the Bitter Lake Community Center, to the Interurban **Greenway** Trail and Linden Ave. N. and the new recreational and garden area surrounding the Bitter Lake Reservoir.
- Stone Avenue North will be developed as a pleasant green buffer with a landscaped green belt between commercial uses and the Halter Lake residential area.
- Existing open space throughout the planning area shall be preserved and additional green and open space will be secured. Additional trees of various types shall be planted along major thoroughfares and in parks.
- Aurora Avenue N. will have wide sidewalks, curbs, and landscape strips planted with flowers, grass, and street trees; transit stops with bus shelters with benches; safe pedestrian crossings at major intersections; businesses offering a full range of products and services, including smaller neighborhood-oriented establishments; and signs that do not dominate or clutter the streetscape. The alleys and streets behind the businesses that front on Aurora Avenue N. will be pedestrian friendly and safe. Many of the businesses that front on Aurora will also have rear-entrances for pedestrians.
- Neighbors will be able to comfortably walk and bicycle from single and multi-family residential areas to Aurora Ave. N. and other area business districts, schools, parks, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle trails.
- Neighborhood specific Design Guidelines will be developed for the Broadview-Bitter Lake-Haller Lake area to ensure that new developments enhance the pedestrian environment through increased accessibility and amenities such as benches, lighting, and landscaping; preserve views of Mt. Rainier and the Cascades; minimize noise, traffic and visual impacts on nearby residential areas; preserve and enhance the natural environment, including the area's lakes and creeks; and maximize open space buffers.

- Areas zoned for single family residential use shall be protected from the impacts of nearby commercial and higher density residential uses.
- New single family homes will be designed and sited to fit in with the surrounding neighborhoods. Multifamily housing developments will be designed to blend in with the adjacent neighborhoods using a variety of buffering techniques including open space, landscaping, and other innovative techniques.
- The existing mobile home parks on 125th and Stone Ave. N. and on **Ashworth N.** will be preserved and enhanced.

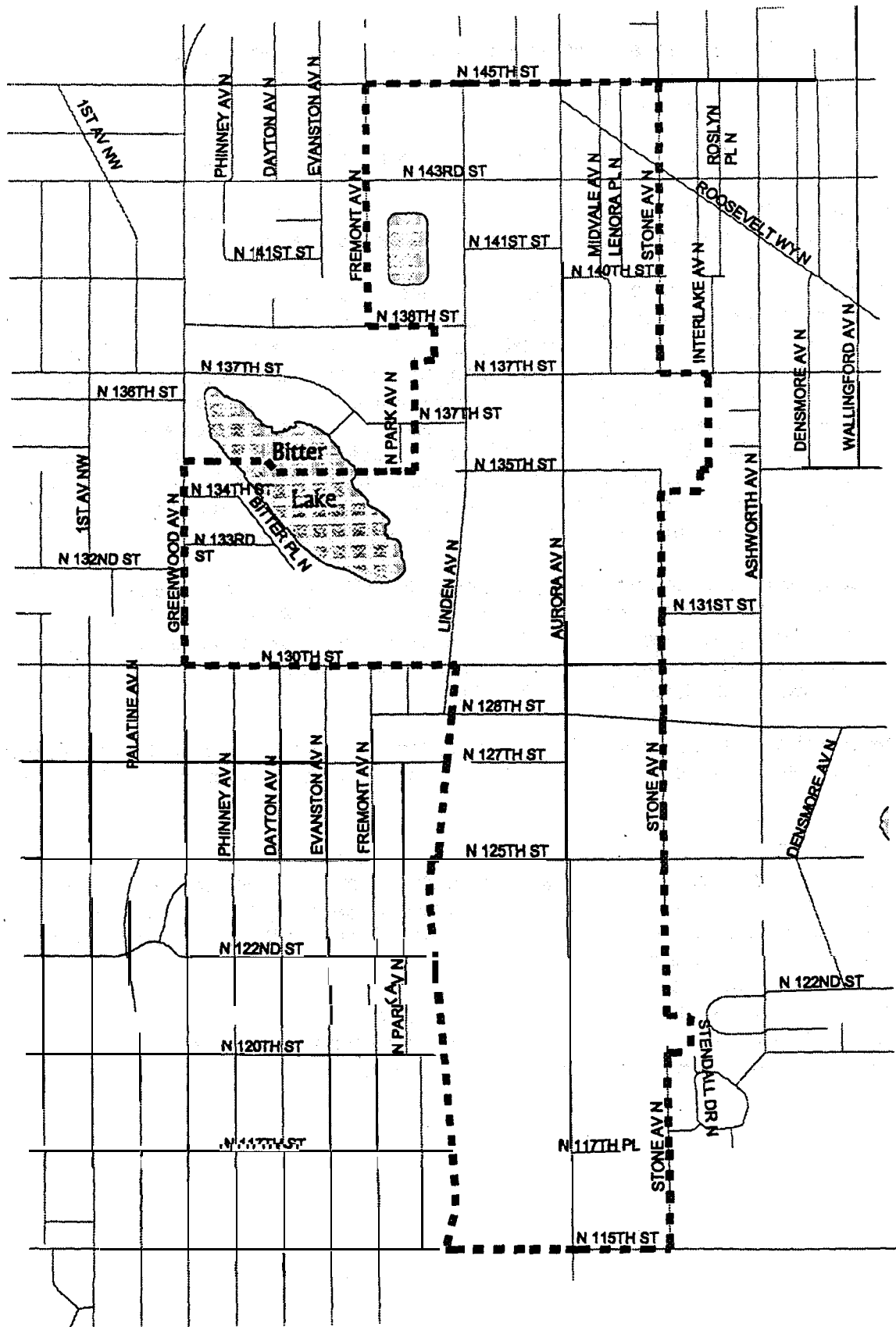
Summary of Issues

- ***Basic infrastructure systems, such as sidewalks and drainage, are inadequate for present density levels. Additional residential or commercial growth should not be encouraged until these infrastructure deficits are addressed.***
- There are inadequate buffers between commercial uses and residential uses, resulting in negative visual, traffic, noise, and environmental impacts.
- “Superblocks” along Aurora Ave. N. do not permit safe pedestrian access to or through businesses in or near these blocks and discourage pedestrian mobility within the area.
- Some parts of the planning area are dominated by large commercial entities serving a regional base; there are not enough smaller retail establishments, such as coffee shops, bookstores, and similar businesses catering to neighborhood residents within easy walking distance of residential areas.
- There are not enough open space areas, trees, or other landscaping in local commercial areas or residential areas.
- Neighborhood residents are not necessarily represented on Design Review Boards considering development in the area, and the City’s Design Review Guidelines do not include neighborhood specific provisions regarding pedestrian access, view preservation, landscaping, etc.
- New residential developments in single family residential areas sometimes ignore established patterns of development in the surrounding neighborhood.

Policy **LU-1:** A Hub Urban Village, to be named “Bitter Lake Village,” shall be established within the boundaries established in Policy **LU 4**, contingent upon the City’s agreement to remedy current infrastructure deficits in the areas of sidewalks, drainage, transportation, police protection, and open space. The requisite infrastructure shall be developed **prior** to encouraging additional growth in the area.

Policy **LU-2:** The City’s proposed growth targets of an additional 1,260 households and an additional 2,800 jobs to be added between 1994-2014 shall be established subject to the conditions provided in Policy LU-1 above. The City, in conjunction with the Broadview Community Council, the Haller Lake Community Club, the Aurora Avenue

Merchants Association, property and business owners, residents, and other interested organizations and individuals, shall evaluate progress towards meeting the Plan's infrastructure goals and growth targets at least every two years. Growth targets shall not be changed without a public outreach and validation process comparable to that used in adopting this Plan.



Policy LU-3: The boundaries of the Bitter Lake Village Hub Urban Village are described below, please also see map on the previous page. Boundaries are set at street medians unless otherwise noted.

To **the north**: along N. 145th St. between Fremont Ave. N and Stone Ave. N.

To **the south**: along N. 115th St. from the western edge of the City Light/Interurban Trail/Linden Ave. N. right-of-way to and including Stone Ave. N.

Western edge (from north to south): southward along Fremont Ave. N. continuing along the western edge of the Bitter Lake Reservoir to N. 138th St; eastward along the south edge of the Reservoir (N. 138th St.) to the zoning change line (1 parcel west of Linden Ave. N.); southward along the zoning change line (1 parcel west of Linden Ave. N.) to a line where N. 135th St. would be if it continued west of Linden Ave. N. (at current zoning change line); westward along the line where 135th would be across Bitter Lake to Greenwood Ave. N.; southward along the east side of Greenwood Ave. N. To N. 130th St.; eastward along N. 130th St. to Linden Ave. N. (actually the edge of the City Light/Interurban Trail/Linden Avenue right-of-way); southward along the west side of the City Light right-of-way to N. 115th St.

Eastern edge (from south to north): northward from N. 115th St. along Stone Ave. N. To N. 120th St.; include one lot east of Stone Ave. N. between N. 120th and including right-of-way of N. 121 St.; continue northward along Stone Ave. N.; include lots east of Stone Way N. between just south of N. 135th to N. 137th; continue northward along Stone Ave. N. To 145th.

Policy LU-4: The boundaries of the Planning Area are from Puget Sound on the west to 15th Ave. NE on the east; from N. 105th/Northgate Way on the south to N. 145th on the north.

Policy LU-5: Existing multi-family, commercial and other non-residential land uses adjacent to the proposed HUV boundaries shall be maintained as transitional buffer zones around the HUV to protect the surrounding single family character of the Planning Area. Changes in zoning, **land** use or other regulations permitting increased densities, building heights, building bulk, or that would otherwise adversely affect the surrounding single family areas, shall not be allowed within these zones. Design guidelines, land use policies and regulations and other means available shall be implemented to effect a gradual transition in the buffer zones, from the more intensive uses within the **HUV** to the less intensive uses surrounding the buffer zones.

Linden Avenue North Project

Policy LU-6: The City, working in conjunction with community organizations, property and business owners, residents, developers, and other interested parties, will encourage development of Linden Avenue N. from 130th Street to 145th Street, to include a connecting segment of the Interurban **Greenway** Trail, “promenade” style sidewalks, distinctive signature lighting fixtures, benches, street trees and other landscaping, new housing and small retail establishments, and a recreational and garden area surrounding the Bitter Lake Reservoir. Such development shall also include plazas and open space, traffic calming features, an improved bus stop, use of the surplus City Light properties, and preservation of the view corridor of Mt. Rainier and the Cascades.

Actions:

LU-6-1 The City shall develop wide promenade style sidewalks along Linden Avenue between 130th and 145th Streets, with signature lighting fixtures, benches, street trees, landscaping, and public art features. If possible, the sidewalks shall be constructed with innovative permeable surfaces.

LU-6-2 The City shall develop Linden Avenue N. between 128th and 145th as a segment of the Interurban Greenway/Urban Trail, with landscaping, benches, light fixtures, water fountains, and trash receptacles to be provided along the Trail.

LU-6-3 The City shall move the fence during the rehabilitation of the Bitter Lake Reservoir and, in conjunction with community organizations, property and business owners, residents, and other interested parties, develop walking paths and recreational areas for children and adults, community gardens and landscaping, which may include a P-patch garden, and additional or other types of public open space features. (See also Recreation below)

LU-6-4 The City, working in conjunction with community organizations, property and business owners, residents, developers, and other interested parties, shall encourage the development of new housing and small scale, **neighborhood-**oriented retail establishments along Linden Avenue N. from 130th to 145th, with open space features appropriate to the potential population.

LU-6-5 The City will dedicate the City Light surplus properties located along the **right-of-way** of Linden Avenue North between 143rd and 145th Streets towards development of the street as a Green Street and portion of the Interurban Trail and to provide additional open space for the area.

LU-6-6 The City, in conjunction with the Seattle Public School District, community organizations, and other interested parties, shall develop an intergenerational walkway, to include benches, trees and other landscaping, signature light fixtures, and public art linking the Broadview Library and multifamily residential and institutional uses on Greenwood Ave. N. to the playground at Broadview Thomson Elementary, to Bitter Lake Park and the Bitter Lake Community Center, to the Interurban **Greenway** Trail and Linden Ave. N. and the new recreational and garden area surrounding the Bitter Lake Reservoir.

LU-6-7 The City shall work with community organizations, property and business owners, residents, and other interested parties to ensure that the development along Linden, including the development of open space, is consistent with the proposed Design Guidelines for the area, and is done in such a way as to preserve Mt. Rainier and Cascade views and use them as a feature where possible.

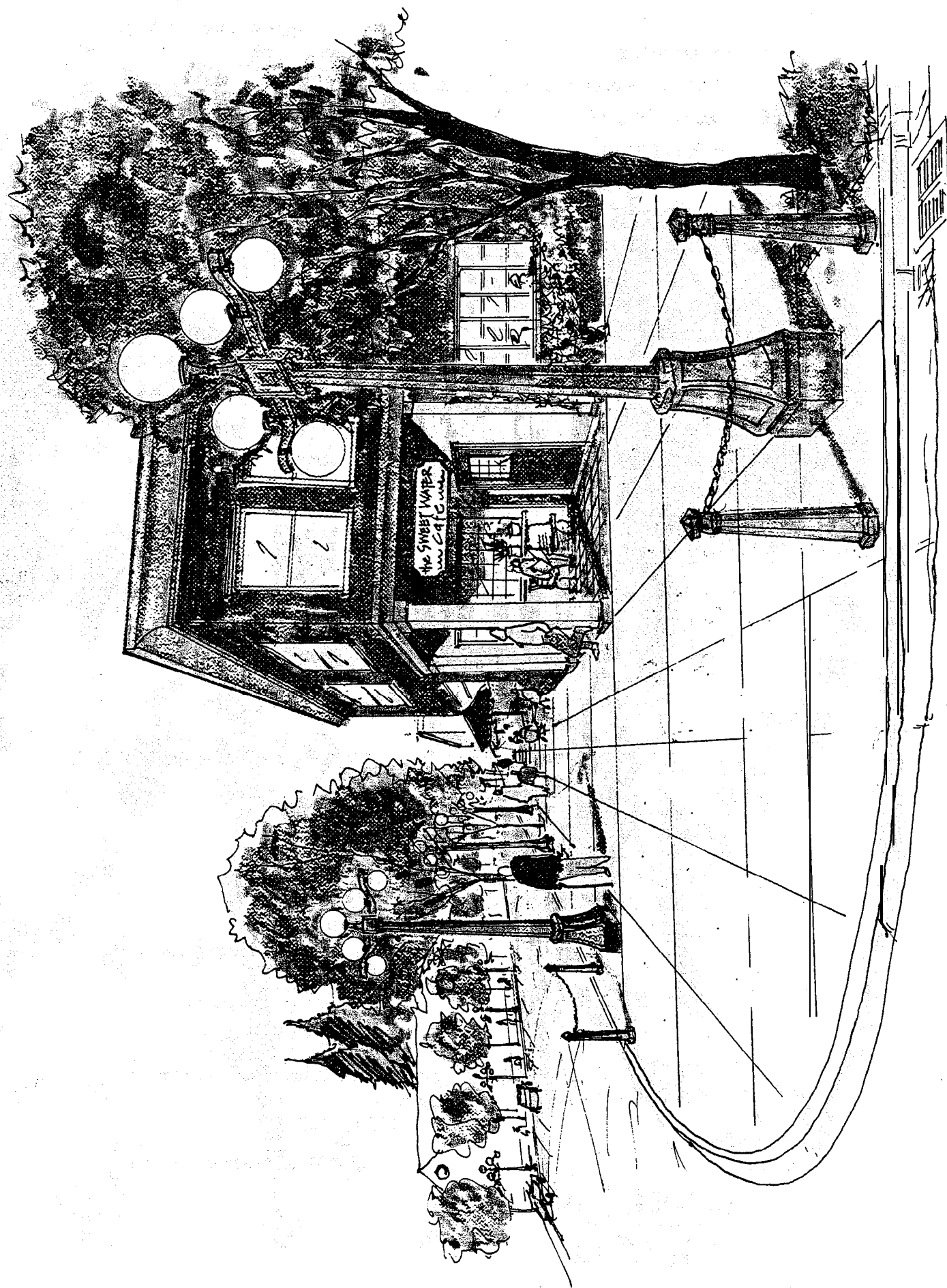
LU-6-8 The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall design a signature light fixture for this segment of Linden Avenue and a lighting plan using this fixture to visually connect facilities in the Sitter Lake Village. This design may incorporate the historic lighting fixture style from the former **Playland** amusement park previously located in the area.

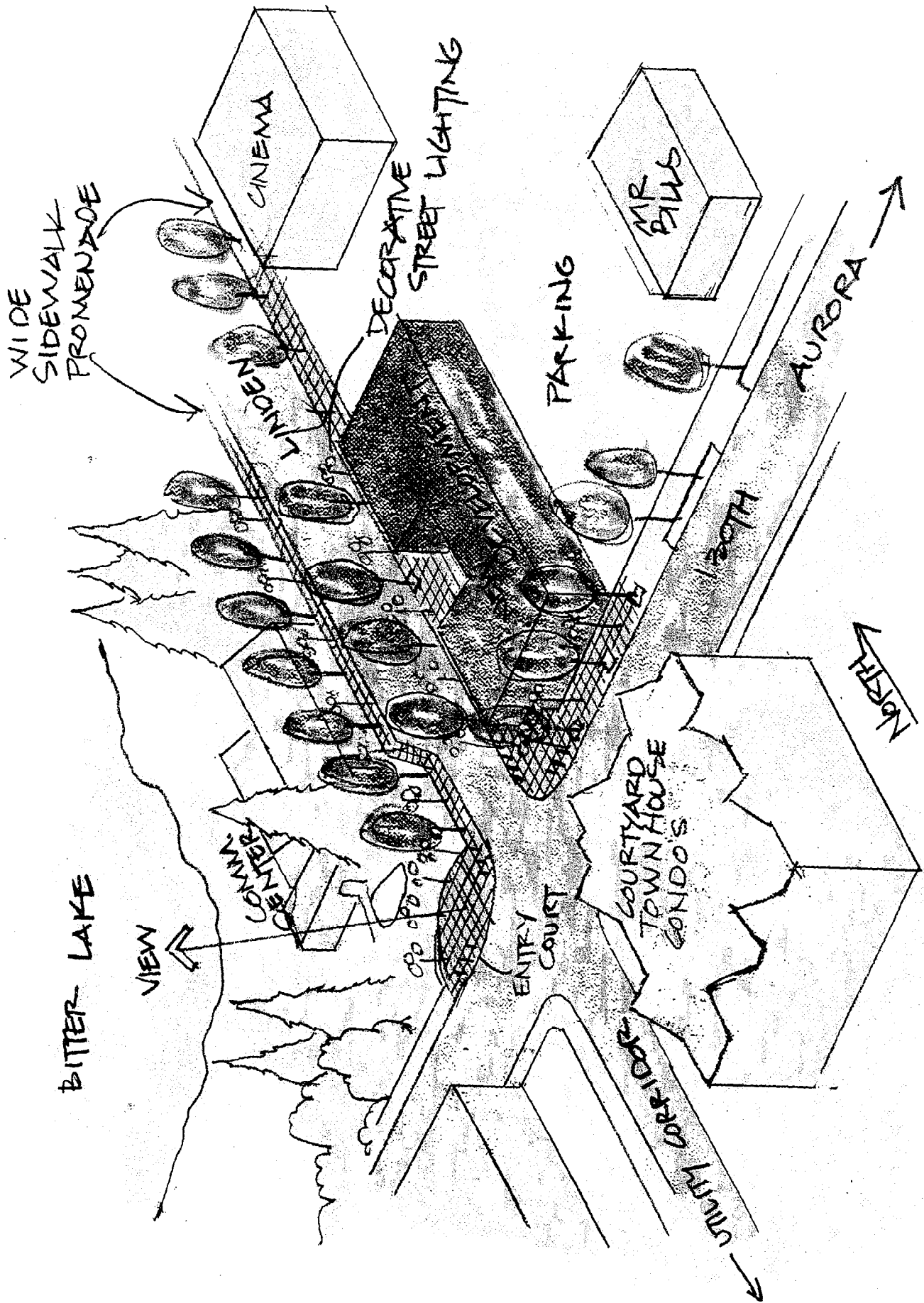
LU-6-9 The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall study the public **right-of-way** (street) system of the superblock between Linden Avenue N. and Aurora Avenue N., 130th and **135th** and make recommendations for developing good pedestrian connections and commercial access across and through this superblock to support residential, small scale retail, and recreational uses along Linden Avenue and current and future development along Aurora Avenue N.

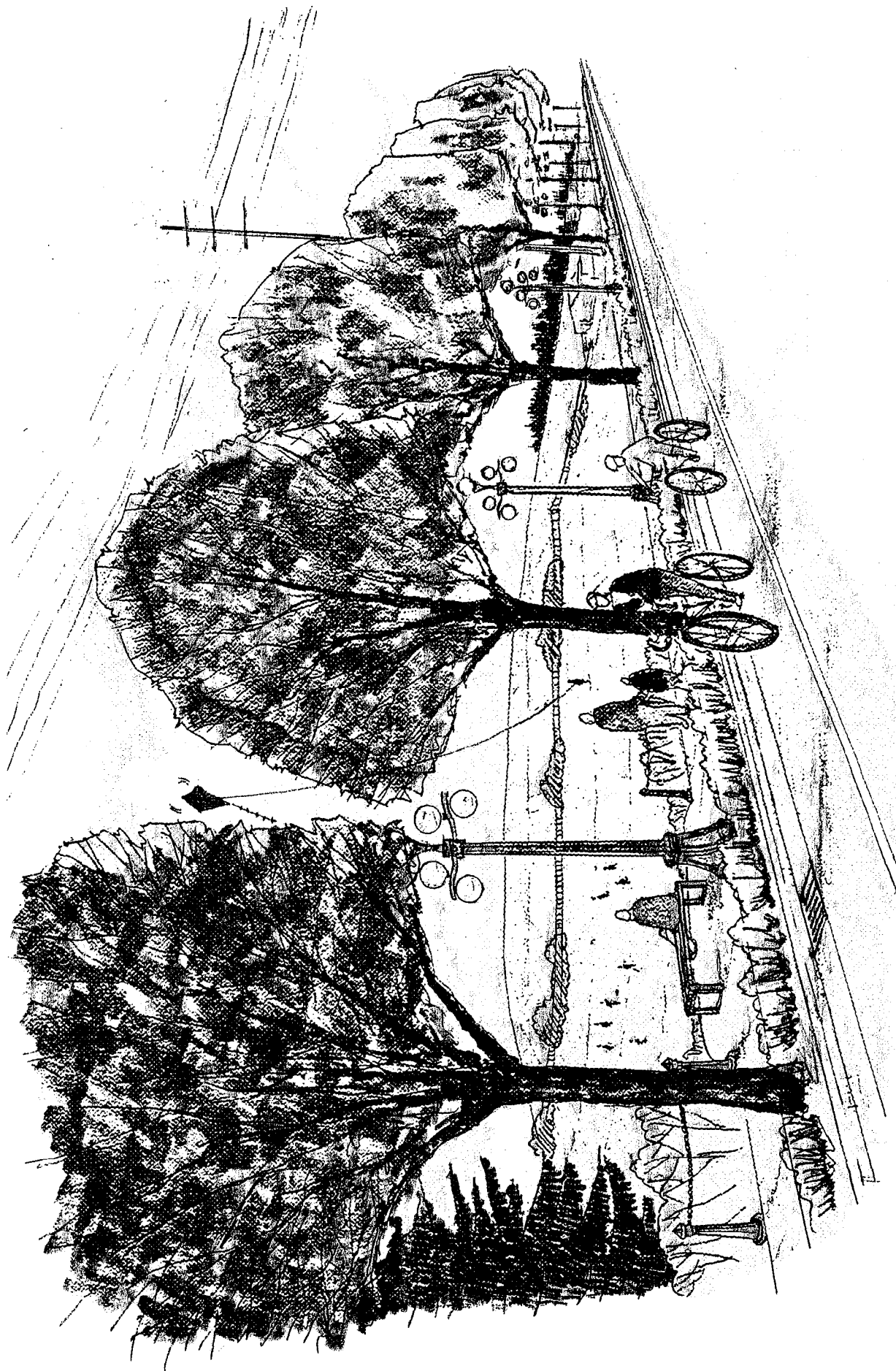
LU-6-19 The Seattle Police Department shall review proposed redevelopment plans for Linden Ave. N. and shall provide guidance on preventing crime through environmental design techniques.

LU-6-11 The Seattle Police Department and the Department of Design Construction and Land Use shall work with area residents to identify ways to reduce crime and

- take more effective enforcement measures against criminal activity and land use code violations.







Stone Avenue North Project

Policy LU-7: Stone Avenue North between 121st and 1 30th Streets N. will be developed as a pleasant green buffer between commercial activities along this street and on Aurora Ave. N. and the Haller Lake residential area. Additional green/open space will be secured and maintained in this area.

Actions:

LU-7-1 The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall provide sound and visual mitigation of the commercial development and businesses along Stone Ave. N. and Aurora Ave. N. by erecting a terraced wall of varying heights and thicknesses or a comparably dense screen of trees and shrubbery from 117th to 135th along the **Stone/Ashworth** Avenues N. with openings and pedestrian access to businesses and other facilities where appropriate.

LU-7-2 The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall develop and maintain a minimum **15-foot** green belt buffer zone along the City right of way from roughly 121st St. to 130th St. N. This greenbelt buffer should consist of different types of planting areas, including curbside areas planted in rhododendrons, azaleas, or other like-flowering shrubs with roughly 5 foot minimum spacing between plantings, and areas behind the curbside planted with evergreen trees at a minimum height of 15 feet spaced at least 5 feet apart.

Policy LU-8: The City will develop and maintain open space in the undeveloped right-of-way called 121st Street (east of Stone Avenue) and the City-owned parcels **PMA#3706** (Stone Avenue Drainage Project) and **#3739** (former fire dump).

Policy LU-9: The City shall provide visual and sound mitigation for its North Haller Lake facilities, including a green belt planted with trees and shrubbery. Prior to any further development of these facilities, the City, in conjunction with community organizations, property owners, residents, and other interested parties shall conduct a full review of the current and future environmental impacts of the facilities on the surrounding area. Any further development of the facilities shall be consistent with the goals of this Plan, including the community's goals of minimizing the impacts of commercial development on nearby single family neighborhoods, increasing open space, trees, and landscaping, and remedying past and prevent future environmental impacts from commercial and industrial development in the area. Community organizations, property and business owners, residents, and other interested parties shall receive notification of proposed development of these facilities and be given an opportunity to comment prior to completion of any planning efforts by the City.

Policy LU-10: The City shall establish an advisory committee to review, monitor and assess environmental impacts resulting from prior use of properties along Stone Avenue as a dump, and from current use by the City for heavy equipment use and storage and household hazardous waste processing. This assessment shall include a review of the impacts on the local watershed.

Design Review

Policy LU-11: New Neighborhood Design Review Guidelines for the Broadview-Bitter Lake-Haller Lake area shall be added to the Citywide Design Review Guidelines. All new commercial and multifamily development in the planning area shall be subject to these Guidelines. Design Review Boards shall be established in each of the three neighborhoods to ensure that representatives from each neighborhood are involved in the review of proposed projects in that neighborhood. Representatives shall come from Broadview, Bitter Lake, and **Haller Lake**, with the addition of a representative from the Aurora Avenue N. business community for projects located on Aurora Avenue N.

Actions

LU-1 1-1 The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall develop neighborhood specific Design Guidelines that will be added to the citywide Design Guidelines and applied to commercial and multifamily development in the Broadview-Bitter **Lake-Haller Lake** area.

Preliminary guidance for developing Neighborhood Specific Design Guidelines shall include the following:

- New development along Linden Avenue N. will create and enhance the pedestrian environment. All new businesses will have pedestrian entries on Linden Avenue N. Those entries shall include amenities such as plazas, benches, picnic tables, art, landscaping and/or alternative features to enhance the pedestrian environment.
- New development on the east side of Linden Avenue N. within the Bitter Lake Village shall be situated to preserve views of Mt. Rainier and the Cascades from Linden Avenue N.
- In addition to entryways, portions of buildings facing Linden Avenue N. will incorporate windows (that are not blocked from the inside) and interesting wall treatments into the overall design.
- Delivery bays will not be sited on Linden Avenue **N**.
- New developments along Aurora Avenue N. will provide pedestrian and/or auto access between (and/or pedestrian access through, where possible) large buildings located on superblocks, with connections to pedestrian access to and across Aurora Avenue N.
- The siting of buildings and the location of appurtenances on those buildings shall minimize noise and visual impacts on adjacent properties.
- Development shall be sited and designed to screen residential areas from traffic noise, delivery truck noise, and parking lot noises and to maximize open space buffers.

- Development adjacent to residential zones or uses will be sited and designed to be compatible in terms of height, bulk, and scale with nearby residential development and streetscapes.
- Development shall provide landscaping in parking and non-parking areas that enhances the overall character of the development and the overall aesthetic of the area.
- Undergrounding of utilities will be encouraged in new developments.

LU-1 q-2 The City, in conjunction with community organizations, property owners, residents, and other interested parties, shall develop a guide that shows the range of scale and character that exists within each neighborhood (Broadview, Bitter Lake, Haller Lake) to assist in making good land use permitting and Design Review decisions.

LU-11-3 The City shall improve communication with community organizations, property owners, neighborhood residents and businesses in publicizing Design Review procedures.

LU-1 1-4 The City, in conjunction with community organizations, property and business owners, residents, developers, and other interested parties shall consider amendments to the Land Use Code as necessary to implement the proposed standards mentioned above.

Other Land Use Policies and Actions

Policy LU-12: All provisions designed to increase allowable density beyond that permitted by current zoning, including but not limited to: the Residential Small Lot Zoning Option and the Single Purpose Residential Use Option for development on commercially zoned land, shall not be implemented within the Bitter Lake Village or the surrounding planning area. Provisions that may be enacted in the future to permit increased density levels beyond those allowed under existing zoning within the village boundaries or the adjacent planning area shall not be implemented without undergoing a public outreach and validation process comparable to that used in adopting this Plan.

Policy LU-13 The City shall ensure that the siting of new homes within the planning area is done in such a manner **as** to conform to the extent possible with adjoining residences and streetscapes. The City will review short **plat/subdivision** rules and regulations and develop training programs for permit staff to avoid site plans that ignore established patterns of development in the surrounding neighborhood. Site visits will be required for each proposed short **plat/subdivision**.

Policy LU-14 The City will create regulations and mechanisms for review of short plats and subdivisions that will prevent excessive lot clearing and provide for creative designs to encourage saving mature trees. The City will work with Seattle Housing Authority to prevent clearing of mature trees in SHA development projects.

Policy LU-15 The City shall create a new zoning category or other regulatory tool to preserve the existing mobile home communities at 125th and Stone Ave. N. and on Ashworth.

Policy LU-16 The City shall develop a program to encourage, through incentives or other means, undergrounding utilities as development and street, sidewalk, and drainage work are undertaken.

Policy LU-17 The City, in conjunction with **local** utility providers, shall ensure that current and anticipated needs for natural gas, electricity, telephone, and cable services are addressed.

Policy LU-18 The City will provide assistance to home owners wishing to develop accessory dwelling units. The City will take measures to ensure that adequate parking is provided along with accessory dwelling units.